

ARTICLE # 04
AMENDMENT # 3

Hampton Zoning Ordinance Amendment

Article III-A – Accessory Dwelling Units to Single-Family Dwellings

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

Highlighting = All Proposed Changes

3-A.2 Permits Required

- a) No accessory dwelling unit may be constructed within or added to any single-family dwelling (whether attached or detached) without a Conditional Use Permit having first been applied for and obtained from the Hampton Planning Board pursuant to RSA 674:21 and until a Building Permit therefor has been applied for and obtained under Article XI of the Hampton Zoning Ordinance and in compliance with the applicable provisions of Article XI of the Hampton Zoning Ordinance.
- b) An applicant proposing an accessory dwelling unit shall submit to the Hampton Planning Board a plan drawn to scale showing the proposed accessory dwelling unit, distances from the property lines, and required parking spaces. The applicant shall also submit exterior elevations and floor plans drawn to scale which show the interior layout of the proposed accessory dwelling unit.
- c) In cases where a proposal involves any enlargement of an existing building and/or any increase in impervious coverage of the lot, where the Building Inspector determines that compliance with dimensional requirements is questionable, the applicant shall be required to submit to the Board with the application for a Conditional Use Permit a certified plot plan prepared by a licensed land surveyor in the State of New Hampshire with the existing and proposed setbacks and impervious coverage calculations for the lot provided on said plan. The Building Inspector's determinations may be appealed to the Zoning Board of Adjustment under the terms of N.H. RSA 676:5.

3-A.10 Impact Fees

Each accessory dwelling unit shall be subject to the payment of an impact fee, which shall be submitted to the Building Department in an amount equal to the current fee per unit for a two-unit structure. Accessory dwelling units shall not be eligible for a full or partial waiver of the required impact fee. The impact fee requirement shall not apply to situations where a two-family property is converted under this Article to one single-family dwelling and one accessory dwelling unit.